



**July 14, 2014 MEETING MINUTES**  
5:00 p.m. – 7:00 p.m.  
City Council Chambers, 212 Main Street  
Wallace J. Puchalski Municipal Building, Northampton, MA

**\*Activate NCTV Camera to Record Meeting**

- Members present/absent: Councilors Murphy and O'Donnell; Councilor Carney arrived at 6:00pm.
- Meeting Called to Order: Councilor Murphy called the meeting to order at 5:20 pm.
- Announcement of Audio/Video Recording of Meeting: Councilor Murphy announced that the meeting would be video and audio recorded.
- Public Comment: None
- Approval of Meeting Minutes of Committee on Rules, Orders, Appointments and Ordinances of June 9 and June 16, 2014: Councilor O'Donnell moved to accept the meeting minutes for June 9 & June 16, 2014; Councilor Murphy seconded the motion. The motion passed on a voice vote of 2 Yes, 0 No, 1 Absent (Councilor Carney).
- Appointment to the Board of Public Works: Patrick Goggins, 20 Bridge Road (F), Term July, 2014-March, 2015 to fill the unexpired term of K. Christopher Hellman. Councilor O'Donnell moved to return the appointment back to City Council with a positive recommendation; Councilor Murphy seconded the motion. The motion passed on a voice vote of 2 Yes, 0 No, 1 Absent (Councilor Carney).

Councilor Murphy moved to recess until the 5:30 public hearing; Councilor O'Donnell seconded the motion. The Committee took a brief recess.

**5:30 - Continuation of Public Hearing on the Following Items:**

**Public Comment:**

- Mark Shaw asked that the City move forward with the Ordinance so that the developer could decide whether to purchase the property. Owner of the hotel, Donald Shaw, is anxious to move on from the hotel. The hotel had a few break-ins and is a burden to keep secure.
- Ordinance: Amend §350G Replacement of Moratorium on Construction of 7+ Units in the URB District with Language Specified (*Referred by City Council April 3, 2014; Public Hearing extended to July 14, 2014 at June 9, 2014 ROAO meeting*)
- Ordinance: Amend §350H Replacement of Moratorium on Construction of 7+ Units in the URC District with Language Specified (*Referred by City Council April 3, 2014, Public Hearing extended to July 14, 2014 at June 9, 2014 ROAO meeting*)

Since May, the planning Board has been meeting to discuss the URB/URC Ordinances. Changes include:

- First paragraph, bullet three, was modified to be sure that special permit approval was required for townhouse projects creating 7 or more units in one or more phases within a 5 year period.
- Streetscape requirements specify how developers are to orient projects to the street (connect and relate to the street); streetscapes may require modifications to the public sidewalks.

- Design with a dead end street must be connected by bike or pedestrian way.
  - Common park space was increased from 75sq. ft. to 100 sq. ft. minimum or 10 sq ft per development unit; whichever is greater.
  - Bullet 7 was clarified regarding the standard; however, the context paragraph did not change.
  - Bullet 8 regarding energy & affordable housing standards has been modified to reflect the Planning Board's desire to have development exceed the current Energy "Stretch Code"; the revised wording allows for the requirements to adjust if the Stretch Code changes.
  - Housing Partnership decided that they didn't like affordability relating to 1,200 ft units. The Planning Board felt that the Housing Plan needs to have affordability at all levels.
  - Carolyn Misch distributed copies of the URB-version of the Ordinance with Attorney Seewald's comments. "Pedestrian Friendly" term discussed; Councilor O'Donnell suggested that a definition for the term be established. Councilor Murphy cautioned that since this is an Ordinance, it should be understood by applicants who must follow requirements.
  - Regarding dead-end streets, the objective is to have these roadways connect to something, including but not limited to, bike or pedestrian access ways.
  - Atty. Seewald indicated that an explanation is required for the process referred to in the last paragraph Carolyn Misch explained that the process is explained in the zoning, and the appropriate reference to the existing regulations can be referenced in this section.
  - Councilor Murphy indicated that he would like to see the Ordinance modified to the satisfaction of Attorney Seewald's legal concerns; Councilor O'Donnell agreed. Both recognized the hard work done by the Planning Board.
  - Councilor O'Donnell made a motion to continue the Public Hearing on Ordinance §350G Replacement of Moratorium on Construction of 7+ Units in the URB District *and* Ordinance §350H Replacement of Moratorium on Construction of 7+ Units in the URB District until the Committee's next meeting which has been changed to Sept. 22; The Public Hearing will be held at 5:30pm. Councilor Carney seconded the motion. The motion passed on a voice vote of 3 Yes, 0 No.
- Ordinance: Amend §350-3.4 Rezone All City Conservation Land to Farm Forests and Rivers (FFR) that is not already FFR or Special Conservancy (*Referred by City Council May 1, 2014 to Planning Board, Committee on Economic & Community Development, Housing and Land Use, and Committee on Rules, Orders, Appointments, and Ordinances*) *Positive recommendation from Committee on Economic & Community Development, Housing and Land Use on May 6, 2014. Positive recommendation from Planning Board on June 12, 2014.*
    - The Planning Board will be revising the Ordinance removing two parcels of land from the request for re-zoning, The City does not currently own these two parcels and acquisition efforts are taking longer than planned. All other property defined in the Ordinance is City owned property.
    - Councilor Carney made a motion to close public hearing on the Ordinance §350-3.4 Rezone All City Conservation Land to Farm Forests and Rivers (FFR) that is not already FFR or Special Conservancy; Councilor O'Donnell seconded the motion; the motion passed on a voice vote of 3 Yes, 0 No.
    - Councilor Carney made a motion to send Ordinance §350-3.4 Rezone All City Conservation Land to Farm Forests and Rivers (FFR) that is not already FFR or Special Conservancy back to City Council with a positive recommendation; Councilor O'Donnell seconded the motion; the motion passed on a voice vote of 3 Yes, 0 No.

- Ordinance: Amend §350 Section 2.1 Affordable Units (*Referred from City Council May 15, 2014*)

*No recommendation from Economic & Community Development, Housing and Land Use on July 1, 2014 because the Committee wanted Housing Partnership to weigh-in on the Ordinance.*

- This Ordinance is changing the requirements for what the affordable home ownership is from 99 years to 30 years.
  - Councilor Carney made a motion to close public hearing on the Ordinance §350-2.1 Affordable Units; Councilor O'Donnell seconded the motion; the motion passed on a voice vote of 3 Yes, 0 No.
  - Councilor Carney made a motion to send Ordinance §350-2.1 Affordable Units back to City Council with a positive recommendation; Councilor O'Donnell seconded the motion; the motion passed on a voice vote of 3 Yes, 0 No.
- NEW BUSINESS –*NONE*
  - ADJOURN - Councilor O'Donnell made a motion to adjourn at 6:20pm; Councilor Carney seconded. The motion passed on a voice vote of 3 Yes, 0 No.

Respectfully submitted by  
Pamela L. Powers  
Clerk to the City Council  
[ppowers@northamptonma.gov](mailto:ppowers@northamptonma.gov)  
413-587-1210